
CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:13 p.m. on Monday, October 2, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Ben Harber
Commissioner Don Horine
Commissioner David Woolf
Commissioner John Handley
Commissioner Brenda Macke
Commissioner Cara Wagner
Commissioner Curt Katterhenry

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning Manager
Tim Collins, Engineering Construction Services Administrator
Andrew Diekemper, Assistant Chief – Fire Prevention
Steven Shrouf, Assistant City Attorney
Dave Dalecky, Planner II
Kim Portillo, Planner III
Will Sharp, Planning Intern
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the August 28, 2023 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Horine, seconded by Commissioner Macke, and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

1. **Brookhollow East, 4th Plat - Consideration of a final plat to combine two platted lots into a single lot in the Brookhollow East Business Park located at 8500 Marshall Drive within the CP-4, Planned Service Commercial District. PT23-20F**
2. **Canyon Creek Apartment Homes - Consideration of a final plat for a multi-family residential development located near the northeast corner of Canyon Creek Boulevard and K-10 Highway within the RP-2, Planned Residential (Intermediate Density) and RP-4, Planned Residential (High Density) Districts. PT23-23F**
3. **Falcon Farm, 1st Plat - Consideration of a final plat for a single-family subdivision located near the northwest corner of 101st Street and Lone Elm Road within the R-1, Single-Family Residential District. PT23-22F**
4. **Stoneridge North, First Plat - Consideration of a final plat for a two-family (duplex) residential subdivision located near the northeast corner of West 83rd Street and Cedar Niles Road within the RP-2, Planned Residential (Intermediate Density) District. PT23-19F**
5. **Westside Family Church Care Center - Consideration of a final plan and final plat for a two-story office building accessory to the church/place of worship located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PL23-18F & PT23-21F**
6. **Kiewit K3 Building Sign - Consideration of a final plan for installation of a sign on the penthouse structure of the future Kiewit K3 Building located at the southwest corner of 89th Street and Hampton Street within the CC, Planned City Center District. PL23-19F**

Commissioner Wagner declared a conflict of interest regarding item no. 6 stating she works for the applicant.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1-5. Moved by Commissioner Handley, seconded by Commissioner Macke, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item 6. Moved by Commissioner Woolf, seconded by Commissioner Macke, and carried by a vote of 8-0-1, with Commissioner Wagner abstaining.

REGULAR AGENDA

1. **Viscek Estates - Consideration of a rezoning and preliminary plan/plat to split a parcel into a single-family residential lot and an undeveloped lot for property located at 25925 West 83rd Street. The proposed rezoning from AG, Agricultural to RP-1, Planned Residential (Low-Density) Districts affects only the single-family residential lot. RZ23-06 & PT23-05P**

APPLICANT PRESENTATION

Steve Deghand, a representative of the DeSoto School District presented on behalf of the applicant. He said Unified School District (USD) 232 intends to purchase the land for a future elementary school but would not begin development of the project for the next three to five years. The DeSoto School District will purchase the entire 40 acres of property but will sell two-acres back to the property owner that would like to remain in their home.

STAFF PRESENTATION

Kim Portillo presented the Staff Report. She explained that Viscek Estates is currently 40-acres of property that DeSoto School District (USD 232) would like to split into two properties. One part would become a 35-acre agricultural lot and the second, a two-acre residential lot. The remainder of the land will be dedicated as rights-of-way to the City of Lenexa. She showed a graphic and pointed out the residential growth in that area, noting project applications that have been approved or currently going through the Planning Commission process. The property is currently zoned AG, Agricultural District with a Future Land Use classification of Suburban Residential. Both are in line with the applicant's proposal. The two-acres rezoned from Agricultural to RP-1, Planned Residential (Low Density) District is being rezoned because the AG District has a minimum lot size of 20-acres. She showed the criteria staff used for evaluating the rezoning application and explained they were outlined in greater detail in staff's report. Staff feels that the applicant has met all 13 criteria for the rezoning request. There will be a dedicated trailway through the subject property of Lot 2. Staff required the applicant to provide a trail easement that will be dedicated at time of final plat. She reviewed the access points for the residential lot to arterial roads and as the project goes forth and new development comes in, some access points may change. She noted all the right-of-way designations and roadway connections involved with the future of the project.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Mike Jadud, who resides at 26580 West 90th Street, asked what will happen with the right-of-way in Cedar Niles with the coming project. He was concerned about traffic flow when the property becomes a school. He also mentioned the widening of the road at the southwest corner of Cedar Niles Road related to the Stoneridge subdivision to the west that has made the intersection dangerous.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Chairman Poss referred to staff member Tim Collins to address the resident's questions.

Mr. Collins responded that no traffic studies have been conducted or site layouts provided from the school district to make any comments concerning the project. Further information will come with the submittal of the preliminary

and final plan that is projected within the next three to five years. He offered to meet with the gentleman at the conclusion of the meeting to discuss the issue concerning Cedar Niles Road.

Stephanie Kisler clarified that there will be proper public notification that will include a sign posted on the property, a legal notice in the newspaper and mailings to surrounding neighbors within 200 feet of the subject property at the time of any future rezoning request.

Chairman Poss said it was a pretty straight forward application and he did not have anything to add.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning the 2-acre proposed Lot 1 from AG to RP-1 for RZ23-06 – **Viscek Estates** at 25925 W. 83rd Street, for a single-family home.

Moved by Commissioner Harber, seconded by Commissioner Macke, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for PT23-05P – **Viscek Estates** at 25925 W. 83rd Street, for a single-family home and agricultural uses.

Moved by Commissioner Handley, seconded by Commissioner Burson, and carried by a unanimous voice vote.

STAFF REPORT

Scott McCullough updated the commissioners on the progress of the Comprehensive Plan.

Stephanie Kisler announced that Planning has developed a new more efficient and user-friendly public hearing sign that will take the place of the three signs previously used.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:31 p.m. on Monday, October 2, 2023.